

**IP-5.8** Develop a transportation element for the Urban Village Plan, which addresses:

1. The need for new roadways or paseos to provide additional capacity for internal vehicle and pedestrian circulation and to support intensification of the adjoining properties.
2. Incorporate requirements for new infrastructure necessary to successful implementation of the Urban Village Plan, such as safe and convenient pedestrian connections to nearby transit facilities. Such new infrastructure should be planned and have secured financing prior to constructing new residential development within the Village area.

**IP-5.9** Upon completion of an Urban Village Plan, update the Land Use / Transportation Diagram for the Village area to depict major new land use features established within the Village Plan, such as parks, residential mixed-use, commercial mixed-use, and employment uses. Indicate on the Diagram that the Urban Village Plan process has been completed.

**IP-5.10** Allow non-residential development to proceed within Urban Village areas in advance of the preparation of an Urban Village Plan. In addition, a residential, mixed-use "Signature" project may also proceed ahead of preparation of a Village Plan. A Signature project clearly advances and can serve as a catalyst for the full implementation of the *Envision General Plan* Urban Village strategy. A Signature project may be developed within an Urban Village designated as part of the current Plan Horizon, or in a future Horizon Urban Village area by making use of the residential Pool capacity. A residential, mixed-use Signature project may proceed within Urban Village areas in advance of the preparation of an Urban Village Plan if it fully meets the following requirements:

1. Conforms to the Land Use / Transportation Diagram. Within the Urban Village areas, Signature projects are appropriate on sites with an Urban Village, residential, or commercial Land Use / Transportation Diagram designation.
2. Incorporates job growth capacity above the average density of jobs/acre planned for the developable portions of the entire Village Planning area and, for portions of a Signature project that include housing, those portions incorporate housing density at or above the average density of dwelling units per acre planned for the entire Village Planning area.
3. Is located at a visible, prominent location within the Village so that it can be an example for, but not impose obstacles to, subsequent other development within the Village area.

Additionally, a proposed Signature project will be reviewed for substantial conformance with the following objectives:

4. Includes public parklands and/or privately maintained, publicly-accessible plazas or open space areas.

5. Achieves the pedestrian friendly design guideline objectives identified within this General Plan.
6. Is planned and designed through a process that provided a substantive opportunity for input by interested community members.
7. Demonstrates high-quality architectural, landscape and site design features.
8. Is consistent with the recommendations of the City's Architectural Review Committee or equivalent recommending body if the project is subject to review by such body.

**IP-5.11** Allow new employment development with an incidental amount of residential use (e.g., 3 or fewer residential units) to proceed within an Urban Village area in advance of the preparation of an Urban Village Plan.

#### Action – Urban Village Planning

**IP-5.12** Develop Urban Village Plans for Village areas identified for housing growth in the current Horizon proactively, ahead of developer demand to begin residential development there. Actively pursue outside funding opportunities for the Village planning process.

#### Capital Improvement Program

The City's Five Year Capital Improvement Program (CIP) indicates the schedule and anticipated funding for investment and construction of public infrastructure projects. Construction of these public facilities and infrastructure is a critical component of the City's development, consistent with the goals and policies contained within the *Envision General Plan*. The CIP is the primary tool linking the application of City resources with new development to implement the *Envision General Plan*.

#### Goal IP-6 – Capital Improvement Program

Use the City's Five Year Capital Improvement Program (CIP) to implement the construction of public facilities and infrastructure needed to meet the community's needs consistent with achievement of *Envision General Plan* goals and policies.

#### Policies – Capital Improvement Program

- IP-6.1** Align the CIP with Envision General Plan Land Use / Transportation Diagram planned land uses and densities and with its policies, including level of service goals. Use the Land Use / Transportation Diagram, including the Planning Horizons, to determine CIP investment and construction priorities and to plan and design the capacity of public facilities necessary to meet their anticipated demand.
- IP-6.2** Through an annual review of the CIP, identify priority capital improvement projects needed to serve existing or nearer term planned urban development. Implement these projects through the Annual Capital Improvement Budget.

